

10. EXISTING LAND USE

Culpeper County's current pattern of land use is the result of its history and location. At its inception, the County was agrarian in nature, with small rural communities developing at the crossroads. The Town of Culpeper, located at the approximate geographic center of the County, became the County Seat in 1759, and is the only incorporated town in the County. The Town of Culpeper continues to function as the business, commercial, service and cultural center for the County of Culpeper.

In more recent years, Culpeper County has become an extension of the Northern Virginia/Washington, D.C. economy. The rural nature of the County is being encroached upon as more families seek rural areas in which to live and more affordable housing. The widening of Interstate 66 and other road improvements have aided the immigration to the County, which in turn has influenced the rural versus urban setting and the demand for services.

The total land area within the boundaries of Culpeper County is approximately 381 square miles or 243,840 acres. The Town of Culpeper encompasses approximately 6.7 square miles or 4,342 acres. The existing land uses in the County are distributed among the categories of land use identified in this chapter (see Map 10.1). Please note that although a parcel of land may have a particular land use on it, its zone may not match because the use existed prior to the zoning ordinance, or subsequent amendments to the zoning ordinance. Such uses are generally considered legal, non-conforming (grandfathered) uses. Other examples would include commercial use, via special use permit, on an agriculturally zoned parcel of land.

AGRICULTURAL / FORESTAL

Agricultural and forestal land uses comprised approximately 60.8 percent of the total land area in Culpeper County in 2009. This is a decrease of approximately 2.3 percent since 2003. Agricultural land subject to land use taxation encompasses 37.1 percent of the County, while forestal use encompasses 23.7 percent (see Table 10.1). There are 2,549 parcels in the land use tax program as of mid-2009.

Table 10.1

LAND USE TAXATION			
	Acres	Percent of Land Use	Percent of County
Agricultural Use	90,530.79	61.1	37.1
Forestal Use	57,713.72	38.9	23.7
Total Acres in Land Use	148,244.51	100	60.8

RESIDENTIAL

Residential land use comprises a growing percentage of the total land area in Culpeper County. Table 10.2 below indicates the total acreage of parcels with dwellings. Note that the acreage in Table 10.2 includes some overlap with the acreage in Table 10.1, as many parcels with dwellings are large agricultural or forestal parcels.

Table 10.2

Acreage With Dwellings	
Zone	Acreage
A-1	74,854
RA	29,470
RR	116
R-1	7,915
R-2	241
R-3	191
R-4	15
Total	112,802

COMMERCIAL

Commercial land use has historically been a small component of overall land use in the County. The commercial base for Culpeper County lies within the Town Corporate Limits. This is rapidly changing, however. Major retailers and high-tech industries have located in Culpeper over the last five years, and more such development is planned which will continue to impact the figures shown in Table 10.3 below. It is important to note that the figures below do not reflect the significant amount of retail development which has occurred within industrial zoning districts.

Table 10.3

Commercial Acreage With Improvements	
Zone	Acreage
C-2	84
CC	3
CS	29
OC	0
VC	5
H-1	4
Total	125

INDUSTRIAL

Industrial land uses in the County consist of light manufacturing, warehouses and warehouse distribution centers, trucking facilities, quarries and other similar facilities. Recent industrial growth in Culpeper County has been more focused upon high tech uses such as the Terremark data center and an expansion of the S.W.I.F.T. banking facility. Table 10.4 below provides industrial acreage with improvements. It should be noted that a significant portion of the acreage in Table 10.4 is actually commercial use lying within industrial zones.

Table 10.4

Industrial Acreage With Improvements	
Zone	Acreage
H I	74
L I	55
M-1	306
M-2	219
Total	654

INSTITUTIONAL / ASSEMBLY

Institutional land uses consist of publicly owned property such as the Warrenton Training Center, the National Audio-Visual Conservation Center, Coffeewood Correctional Facility, and the local public schools and government offices. Other institutional or assembly uses include the Virginia Baptist Home, Childhelp, Inc., numerous churches located throughout the County, and the Culpeper Regional Hospital located in the Town of Culpeper.

TRANSPORTATION / PUBLIC

Public Land use consists of approximately 2,600 acres of public right-of-ways located throughout the County. Also included under public land use are the Culpeper Regional Airport and the Culpeper County Solid Waste Transfer Station.

PARCEL DATA

Table 10.5 sets forth the acreage and number of parcels in each of four categories: (1) County-wide, (2) Agricultural, (3) Rural Area, and (4) Residential. Each category not only indicates the total number of parcels, but also the number of parcels in each range of size. The agricultural, rural area and residential categories refer to zoning districts. This data is current as of January 2009.

Table 10.5

County Wide Parcel Data 2009						
Acreage	# of Parcels	%	Parcels w/ Dwellings	%	Vacant Parcels & Parcels w/Misc. Structures	%
0-4.99 Acres	9,380	60	6,765	43	2,615	17
5-9.99 Acres	1,956	12	1,281	8	675	4
10-24.99 Acres	2,418	15	1,331	8	1,087	7
25-99.99 Acres	1,441	9	617	4	824	5
100 Acres+	478	4	245	2	233	2
Totals	15,673	100	10,239	65	5,549	35
Agricultural						
Acreage	# of Parcels	%	Parcels w/ Dwellings	%	Vacant Parcels & Parcels w/Misc. Structures	%
0-4.99 Acres	2,100	36	1,502	26	598	10
5-9.99 Acres	1,145	19	792	13	353	6
10-24.99 Acres	1,303	22	681	12	622	10
25-99.99 Acres	975	17	409	7	566	10
100 Acres+	360	6	179	3	181	3
Totals	5,883	100	3,563	31	2,320	39
% of County Total Parcels		37.5		22.7		14.8
Rural Area						
Acreage	# of Parcels	%	Parcels w/ Dwellings	%	Vacant Parcels & Parcels w/Misc. Structures	%
0-4.99 Acres	2,979	62	2,378	49	601	12
5-9.99 Acres	500	10	317	7	183	4
10-24.99 Acres	885	18	536	11	349	7
25-99.99 Acres	370	8	175	4	195	4
100 Acres+	79	2	45	1	34	1
Totals	4,813	100	3,451	72	1,362	28
% of County Total Parcels		30.7		22		8.7
Residential (R-1)						
Acreage	# of Parcels	%	Parcels w/ Dwellings	%	Vacant Parcels & Parcels w/Misc. Structures	%
0-4.99 Acres	3,358	88.3	2,504	65.9	854	22.4
5-9.99 Acres	233	6.1	153	4	80	2.1
10-24.99 Acres	159	4.2	93	2.4	66	1.6
25-99.99 Acres	46	1.2	20	0.5	26	0.7
100 Acres+	7	0.2	6	0.2	1	0.2
Totals	3,803	100	2,776	73	1,027	27
% of County Total Parcels		24.3		17.7		6.6

EXISTING ZONING

Development in the County of Culpeper is regulated by the Zoning Ordinance and the official zoning map. The map identifies the location of various zoning districts which are regulated through the text of the Zoning Ordinance. The Zoning Ordinance is Appendix A of the Culpeper County Code and sets forth use limitations, bulk regulations such as setbacks and minimum lot size, and the procedures and permits for land development. There are currently twenty-one different zoning districts in Culpeper County: two agricultural, six residential (including RMH), seven commercial, four industrial and the Planned Unit Development District (PUD) and Planned Business District (PBD) for mixed use development. Prior to November 6, 1991, there were only two commercial districts and two industrial districts. Table 10.6 lists the nineteen existing zoning districts, along with the acreage currently zoned for that district and the percentage that district encompasses within the County. The Residential Mobile Home District (RMH), and the Shopping Center (SC) District are not included in the Table due to the minimal amounts of land zoned as such.

Culpeper County undertook a County-wide rezoning which was adopted in May of 1989. This rezoning not only reclassified large areas of land, it revised the text of the Zoning Ordinance, changing the bulk regulations of existing districts. The new zoning districts, added in November 1991, were: Convenience Center District (CC), Village Center Commercial District (VC), Commercial Services District (CS), Office Commercial District (OC), Shopping Center District (SC), Light Industry -Industrial Park District (LI), and Heavy Industrial District (HI).

The use of these districts is a key component for implementation of the Future Land Use Plan (Chapter 11) and the Village Center concept (Chapter 12). The Zoning Ordinance provides specific criteria for each of these districts. The Planned Unit Development District (PUD), a key component for Village Center implementation, was adopted on December 3, 1991. This district supports the Village Center concept and is intended to accommodate the development of large tracts of land and to provide incentives for design and flexibility and for the creation of a more desirable, coordinated living environment than would be possible under the strict application of traditional zoning. The regulations of this district are intended to recognize the historic utility of a consolidated zoning district which promotes an integrated, planned community within which a variety of commercial, office, light industrial, research and development, residential, and recreational uses are conveniently linked. The PUD is intended to supplement the Village Center concept. It is important however, that any PUD complement, and not compromise, a Village Center.

The process of establishing zoning classifications for Culpeper County is an ongoing process. The first Zoning Ordinance was adopted by the Board of Supervisors on December 5, 1967. Because zoning is an ongoing process, the use of a parcel and its existing zoning may not always match. If the use was established prior to the Zoning Ordinance, it is classified as a legal nonconforming use and may continue until such time as the owner wishes to alter or change the building or the property upon which the use is located. Land zoned prior to an amendment to the Zoning Ordinance which alters that zone may also be considered a legal, non-conforming use.

Table 10.6

Zoning District Acreage			
Agricultural District	Acreage	% of Total	% of County
A-1	163,190	75.3	66.9
RA	53,393	24.7	21.9
Total	216,583		88.8
Residential District	Acreage	% of Total	% of County
R-1	12,991	88.1	5.3
R-2	1,187	8.1	0.5
R-3	371	2.5	0.2
R-4	45	0.3	0.1
RR	146	1.0	0.1
Total	14,740		6.2
Planned Dev. District	Acreage	% of Total	% of County
PUD	2,606	94.9	1.05
PBD	139	5.1	0.025
Total	2,745		1.075
Commercial District	Acreage	% of Total	% of County
C2	318	53.7	0.2
CC	52	8.8	0.025
CS	110	18.6	0.025
OC	50	8.5	0.025
VC	56	9.4	0.025
H1	6	1.0	0.025
Total	592		0.325
Manufacturing District	Acreage	% of Total	% of County
M-1	800	35.8	0.3
M-2	772	34.6	0.3
LI	508	22.7	0.2
HI	155	6.9	0.1
Total	2,235		0.9
Other	Acreage	% of Total	% of County
Town	4,342.00		1.8
R-O-W & Misc.	2,600.00		1.0
GRAND TOTAL	243,840		100%

10.1 CULPEPER COUNTY 2010 2030

EXISTING LAND USE



RAPPAHANNOCK COUNTY

FAUQUIER COUNTY

MADISON COUNTY

ORANGE COUNTY

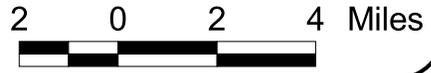
STAFFORD COUNTY

SPOTSYLVANIA COUNTY

LEGEND	
	Single Family Vacant
	Single Family Occupied
	Undeveloped PUD
	Multi Family
	Agricultural 20-100 acres
	Agricultural 100+ acres
	Commercial
	Industrial
	Volunteer Fire & Rescue Departments
	Local Government
	State & Federal Government
	Educational
	Religious/Charitable
	Other



Prepared by
Culpeper County Planning Department



10.2 CULPEPER COUNTY 2010 2030

EXISTING ZONING



RAPPAHANNOCK COUNTY

FAUQUIER COUNTY

MADISON COUNTY

ORANGE COUNTY

STAFFORD COUNTY

LEGEND	
Parcels	
	A1-Agricultural
	RA-Rural Area
	Rural IArea
	R1-Single Family Residential
	R2-Single Family Residential
	R3-Multi-Family Residential
	R4-Multi-Family Residential
	LI-Light Industrial
	M1-Light Industrial
	HI-Heavy Industrial
	M2-Heavy Industrial
	C2-Commercial
	CS-Commercial Services
	CC-Convenience Center
	VC-Village Center
	OC-Office District
	PUD-Planned Urban Development
	H1-Highway Interchange (Repealed District)
	Planned Business District
	WATER
	Parcels



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